



EXHIBIT “  C  ”

(20-FOOT TEMPORARY WORKING SPACE EASEMENT)  
SOUTH I-35 WATER/WASTEWATER PROGRAM  
CIP # 6937.026 & CIP # 6937.027

**DESCRIPTION FOR PARCEL 4558.110 TWSE**

LEGAL DESCRIPTION OF A 0.981-ACRE TRACT OF LAND, EQUIVALENT TO 42,712 SQUARE FEET OF LAND, IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, BEING OUT OF AND A PART OF A CALLED 87.884-ACRE TRACT OF LAND AS CONVEYED *FROM* JOYCE ANN PORTER AND UNION87.88, L.P. *TO* UNION ASSOCIATES, LTD. BY THAT CERTAIN CORRECTION JOINT PARTNERSHIP CONTRIBUTION GENERAL WARRANTY DEED, EFFECTIVE JULY 20, 2006 AND RECORDED IN DOCUMENT NO. 2006236625 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.981-ACRE OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING FOR REFERENCE** on a capped 1/2-inch iron rod stamped “RDS-4094” found on the easterly right-of-way line of Interstate Highway No. 35 (400-foot right-of-way width), monumenting the westerly corner of said Union Associates, Ltd. 87.884-acre tract, also monumenting the northerly corner of a called 8.17-acre tract of land conveyed to Onion Creek Associates Ltd. in Document No. 2006236625 of the Official Public Records of Travis County, Texas; **Thence**, departing said easterly right-of-way line of Interstate Highway No. 35 and through the interior of said Union Associates, Ltd. 87.884-acre tract, N41°31’35”E, a distance of 1,138.27 feet to a calculated point, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet,) values of N=10,021,500.94, E=3,098,527.72, for the southwest corner and **POINT OF BEGINNING** of this easement;

**THENCE**, continuing through the interior of said Onion Associates, Ltd. 87.884-acre tract, the following seven (7) courses and distances:

- 1) **N18°55’36”E**, a distance of **20.48 feet** to a calculated point, for the northwest corner of this easement, from which a 5/8-inch iron rod found on the easterly right-of-way line of Interstate Highway No. 35, identified as Texas Department of Transportation Station 1380+00.00 ~ 200.00 feet left, bears N14°10’20”W, a distance of 881.04 feet;
- 2) **S58°42’03”E**, a distance of **68.83 feet** to a 60d nail set, for an angle point of this easement;
- 3) **S75°46’28”E**, a distance of **418.56 feet** to a 60d nail set, for an angle point of this easement;

CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
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- 4) **S70°17'38"E**, a distance of **483.31 feet** to a 60d nail set, for an angle point of this easement;
- 5) **S57°58'19"E**, a distance of **483.02 feet** to a 60d nail set, for an angle point of this easement;
- 6) **S41°21'05"E**, a distance of **499.11 feet** to a 60d nail set, for an angle point of this easement; and
- 7) **S56°01'07"E**, a distance of **183.99 feet** a calculated point in the east line of said Union Associates, Ltd. 87.884-acre tract and the west line of a called 117.188-acre tract conveyed to Union Associates, Ltd. in the above referenced Document No. 2006236625, Official Public Records Travis County, Texas, for the northeast corner of this easement, from which a 1/2-inch iron rod found at an angle point in the east line of said Union Associates, Ltd. 87.884-acre tract, same being an angle point in the west line of said Union Associates, Ltd. 117.188-acre tract, bears **N26°54'57"E**, a distance of 450.54 feet;

**THENCE**, with the common line of said Union Associates, Ltd. 87.884-acre tract and said Union Associates, Ltd. 117.188-acre tract, **S26°54'57"W**, a distance of **20.15 feet** to a calculated point for the southeast corner of this easement, from which a 1/2-inch iron rod found at the southeast corner of said Union Associates, Ltd. 87.884-acre tract, same being the northeast corner of a called 254.9-acre tract conveyed to Spillman Properties Ltd. in Document No. 2009124581 of the Official Public Records Travis County, Texas, also being an angle point in the west line of said Union Associates, Ltd. 117.188-acre tract, bears **S26°54'57"W**, a distance of 403.70 feet, and **S28°10'16"W**, a distance of 281.22 feet;

**THENCE**, through the interior of said Union Associates, Ltd. 87.884-acre tract, the following six (6) courses and distances:

- 1) **N56°01'07"W**, a distance of **189.04 feet** to a calculated point, for an angle point of this easement;
- 2) **N41°21'05"W**, a distance of **498.76 feet** to a calculated point, for an angle point of this easement;
- 3) **N57°58'19"W**, a distance of **477.94 feet** to a calculated point, for an angle point of this easement;
- 4) **N70°17'38"W**, a distance of **480.19 feet** to a calculated point, for an angle point of this easement;
- 5) **N75°46'28"W**, a distance of **420.60 feet** to a calculated point, for an angle point of this easement; and

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- 6) N58°42'03"W, a distance of 67.45 feet to the POINT OF BEGINNING, containing 0.981-acre (42,712 square feet) of land.

**BEARING BASIS NOTE**

The bearings described herein are Texas State Plane grid bearings, Central Zone-4203, NAD83(CORS). Project control points were established from Macias & Associates, L.P., Land Surveyors, reference point "F-11-3001" having coordinate values of N=10,022,637.008, E=3,098,305.276 and reference point "Station 1468+50.20, 280.00' RT" having coordinate values of N=10,014,095.051, E=3,095,165.555. Distances shown hereon are grid.

**CERTIFICATION:**

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by  
Landmark Surveying, LP**

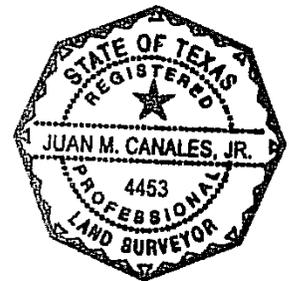
*Juan M. Canales, Jr.*  
\_\_\_\_\_  
**Juan M. Canales, Jr.**

Registered Professional Land Surveyor No. 4453  
Senior Project Manager  
Firm Registration No. 100727-00

*7-20-10*  
\_\_\_\_\_  
**Date**

**REFERENCES**

MAPSCO 2009, 703-R & 704-S, GRID NO. F-11 & G-10  
TCAD PARCEL ID NO. 04-4818-0501  
4558.110-20' TWSE\_rev1.docx



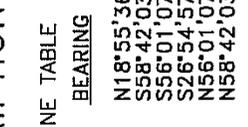
Reviewed and Approved by:  
MACIAS & ASSOCIATES, L.P.

*Jackie Lee Crow*  
\_\_\_\_\_  
Date: *7/20/2010*  
**JACKIE LEE CROW**  
R.P.L.S. #5209

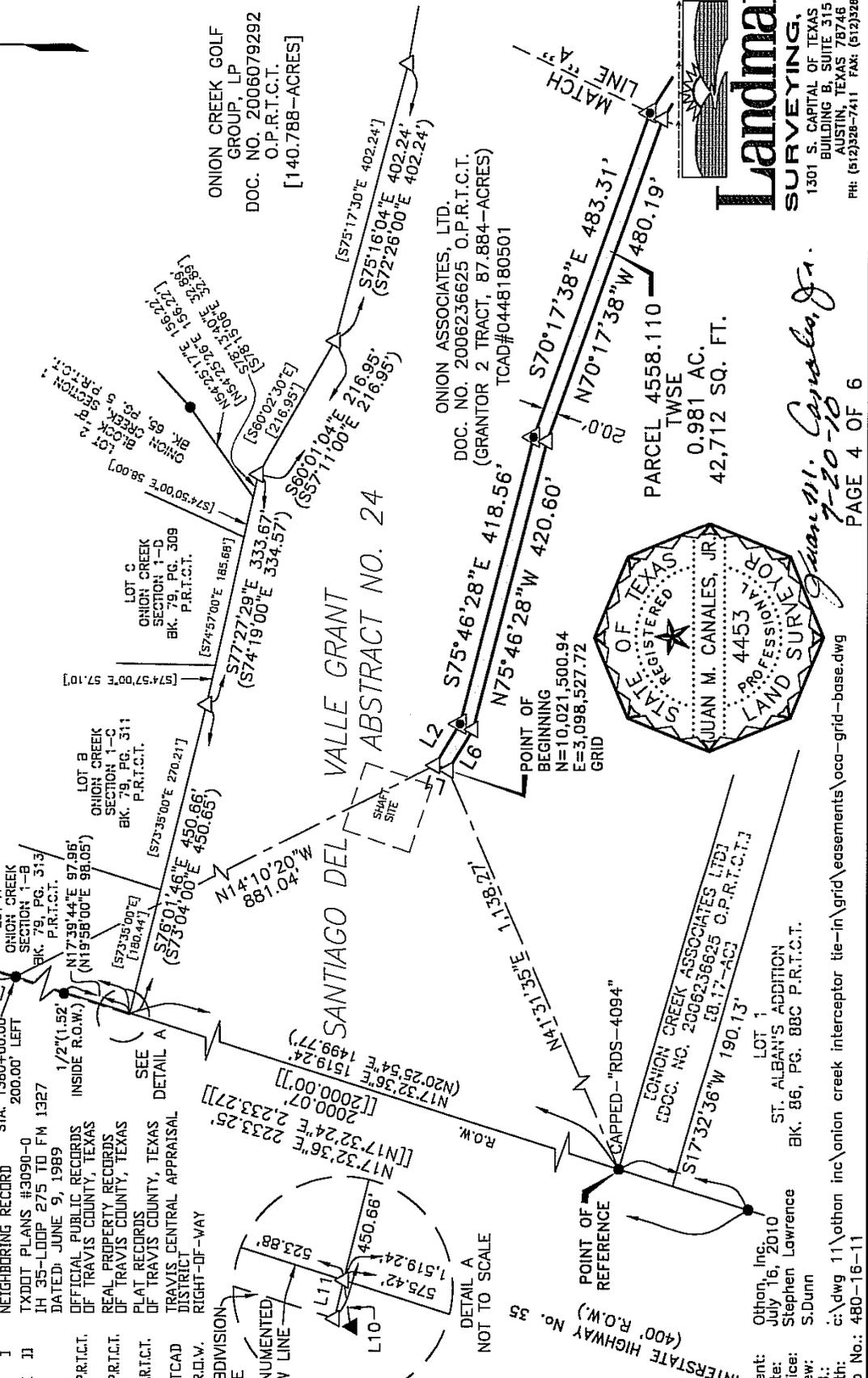
CAPITAL VIEW CENTER 1301 SOUTH CAPITAL OF TEXAS HIGHWAY  
BUILDING B, SUITE 315, AUSTIN, TEXAS 78746 (512) 328-7411 (512) 328-7413  
T.U.C.P./W.B.E./H.U.B./D.B.E.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N18°55'36"E	20.48'
L2	S58°42'03"E	68.83'
L3	S56°01'07"E	183.99'
L4	S26°54'57"W	20.15'
L5	N56°01'07"W	189.04'
L6	N58°42'03"W	67.45'



**LEGEND**  
 ▲ 60D NAIL SET  
 ● 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE  
 ■ BRASS DISK FOUND  
 ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE  
 ▲ MAG NAIL FOUND  
 △ CALCULATED POINT  
 C/L CENTERLINE  
 ( ) RECORD INFORMATION  
 [ ] NEIGHBORING RECORD  
 [ ] TXDOT PLANS #3090-0  
 [ ] IH 35-LOOP 275 TO FM 1327  
 [ ] 5/8" (H-35) STA. 1380+00.00 200.00' LEFT  
 [ ] 1/2" (1.52') INSIDE R.O.W.  
 [ ] DATED: JUNE 9, 1989  
 [ ] OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS  
 [ ] REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS  
 [ ] PLAT RECORDS OF TRAVIS COUNTY, TEXAS  
 [ ] TCAD TRAVIS CENTRAL APPRAISAL DISTRICT  
 [ ] R.O.W. RIGHT-OF-WAY  
 [ ] SUBDIVISION LINE  
 [ ] MONUMENTED ROW LINE  
 [ ] DETAIL A NOT TO SCALE  
 [ ] POINT OF REFERENCE  
 [ ] CAPPED-"RDS-4094"  
 [ ] INTERSTATE HIGHWAY No. 35 (400' R.O.W.)  
 [ ] LOT 1 ST. ALBAN'S ADDITION BK. 86, PG. 88C P.R.T.C.T.  
 [ ] Othon, Inc. July 16, 2010  
 [ ] Stephen Lawrence  
 [ ] S.Dunn  
 [ ] c:\dmg 11\othon inc\onion creek interceptor tie-in\grid\easements\occo-grid-base.dwg  
 [ ] Job No.: 480-16-11



**Landmark**  
**SURVEYING, LP**  
 1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 315  
 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX: (512)328-7413

STATE OF TEXAS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 4453  
 JUAN M. CANALES, JR.  
 7-20-10  
 Juan M. Canales, Jr.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N18°55'36"E	20.48'
L2	S58°42'03"E	68.83'
L3	S56°01'07"E	183.99'
L4	S26°54'57"W	20.15'
L5	N56°01'07"W	189.04'
L6	N58°42'03"W	67.45'

ONION CREEK GOLF GROUP, LP  
 DOC. NO. 2006079292  
 O.P.R.T.C.T.  
 [140.788-ACRES] 1" = 200'

ONION ASSOCIATES, LTD.  
 DOC. NO. 2006236625 O.P.R.T.C.T.  
 (GRANTOR 2 TRACT, 87.884-ACRES)  
 TCAD#04448180501

ONION ASSOCIATES, LTD.  
 DOC. NO. 2006236625 O.P.R.T.C.T.  
 (GRANTOR 2 TRACT, 87.884-ACRES)  
 TCAD#04448180501

ONION ASSOCIATES, LTD  
 DOC. NO. 2006236625 O.P.R.T.C.T.  
 (TRACT 1, 117.188-ACRES)  
 TCAD#04448180502

20.0' INGRESS/EGRESS EASEMENT  
 VOL. 8777, PAGES 354; 359; 364; 376; 381; 386; & 391 D.I.R.T.C.T.

5' WIDE ELECTRIC & TELEPHONE EASEMENT TO CITY OF AUSTIN VOL. 5187, PAGES 596 D.I.R.T.C.T.

SPECIAL WARRANTY DEED  
 SPILLMAN PROPERTIES LTD.  
 DOC. NO. 2009124581 O.P.R.T.C.T.  
 (254.9-ACRES)

Client: Othon, Inc.  
 Date: July 16, 2010  
 Office: Stephen Lawrence  
 Crew: S.Dunn  
 F.B.: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
 Job No.: 480-16-11



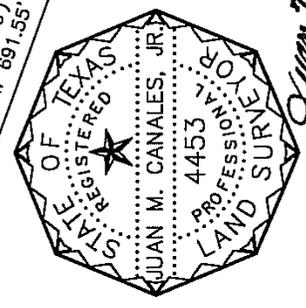
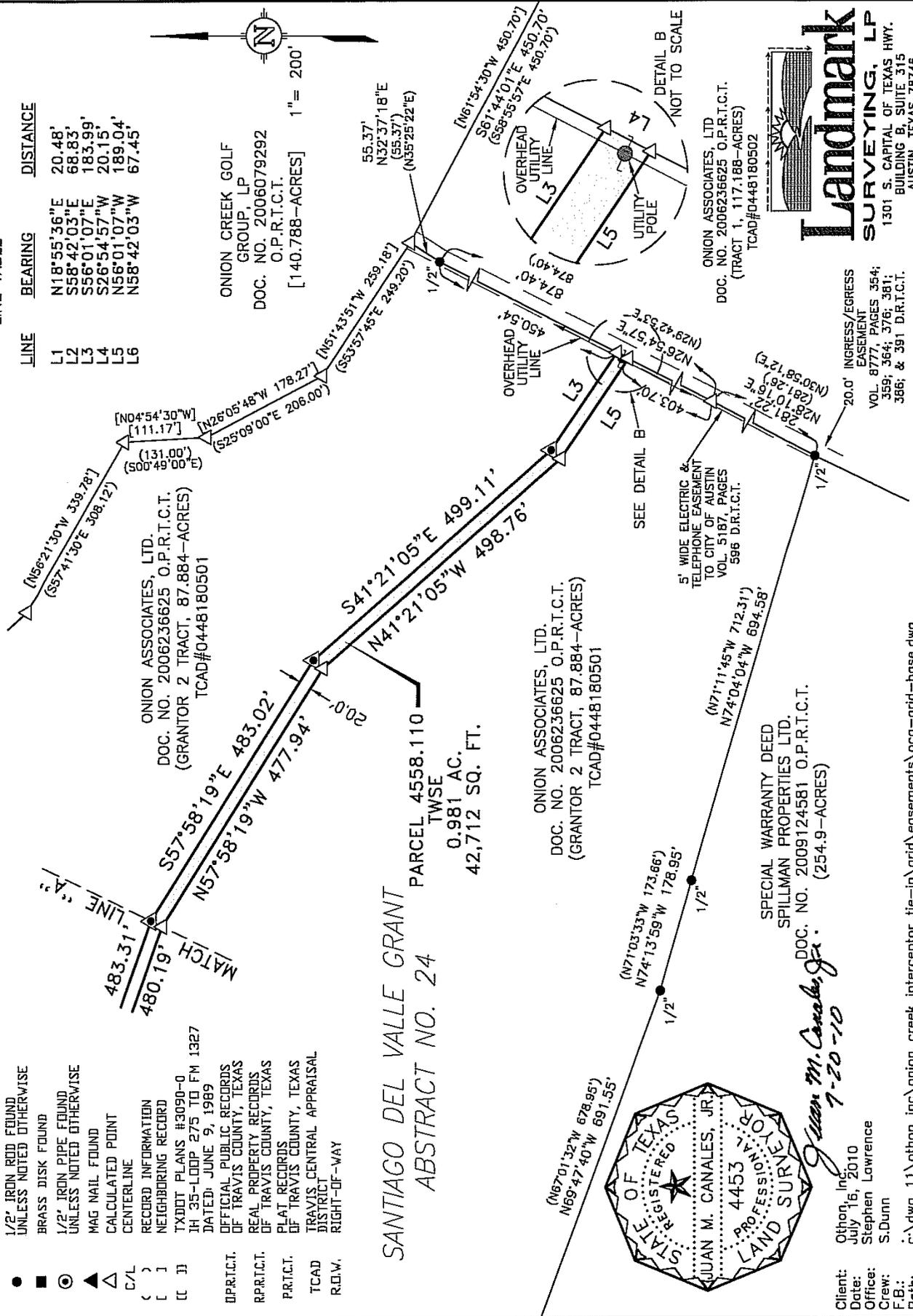
1301 S. CAPITAL OF TEXAS HWY.  
 BUILDING B, SUITE 315  
 AUSTIN, TEXAS 78746  
 PH: (512)328-7411 FAX: (512)328-7413

LEGEND

- ▲ 60D NAIL SET
- 1/2" IRON ROD FOUND UNLESS NOTED OTHERWISE
- BRASS DISK FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED OTHERWISE
- ▲ MAG NAIL FOUND
- △ CALCULATED POINT
- CENTERLINE
- C/L
- ( ) RECORD INFORMATION
- [ ] NEIGHBORING RECORD
- [ ] TXDOT PLANS #3090-0 JH 35-LOOP 275 TO FM 1327 DATED: JUNE 9, 1989
- OP.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- RP.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- TCAD TRAVIS CENTRAL APPRAISAL DISTRICT
- R.O.W. RIGHT-OF-WAY

SANTIAGO DEL VALLE GRANT  
 ABSTRACT NO. 24

PARCEL 4558.110  
 TWSE  
 0.981 AC.  
 42,712 SQ. FT.



Juan M. Canales, Jr.  
 7-20-10

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

The easement described hereon is contained within Zone AE, Zone X (shaded), as scaled from F.I.R.M. Map Number 48453C0595H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

I hereby certify that a survey was made on the ground of the easement shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said easement does not have access to and from a public roadway; and that this plat is an accurate representation of the easement to the best of my knowledge.

### BEARING BASIS:

THE BEARINGS DESCRIBED HEREIN ARE TEXAS STATE PLANE GRID BEARINGS, CENTRAL ZONE-4203, NAD83(CORS). PROJECT CONTROL POINTS WERE ESTABLISHED FROM MACIAS & ASSOCIATES, L.P., LAND SURVEYORS, REFERENCE POINT "F-11-3001" HAVING COORDINATE VALUES OF N=10,022,637.008, E=3,098,305.276 AND REFERENCE POINT "STATION 146B+50.20, 280.00' RT" HAVING COORDINATE VALUES OF N=10,014,095.051, E=3,095,165.555. DISTANCES SHOWN HEREON ARE GRID.

AS SURVEYED BY  
LANDMARK SURVEYING, LP  
FIRM REGISTRATION NO. 100727-00

*Juan M. Canales, Jr.* 7-20-10  
JUAN M. CANALES, JR.

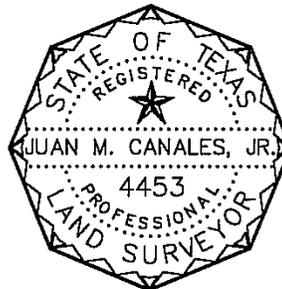
Registered Professional Land Surveyor No. 4453

DATE: July 16, 2010

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR

Client: Othon, Inc.  
Date: July 16, 2010  
Office: Stephen Lawrence  
Crew: S.Dunn

F.B.:  
Path: c:\dwg 11\othon inc\onion creek interceptor tie-in\grid\easements\oca-grid-base.dwg  
Job No.: 480-16-11

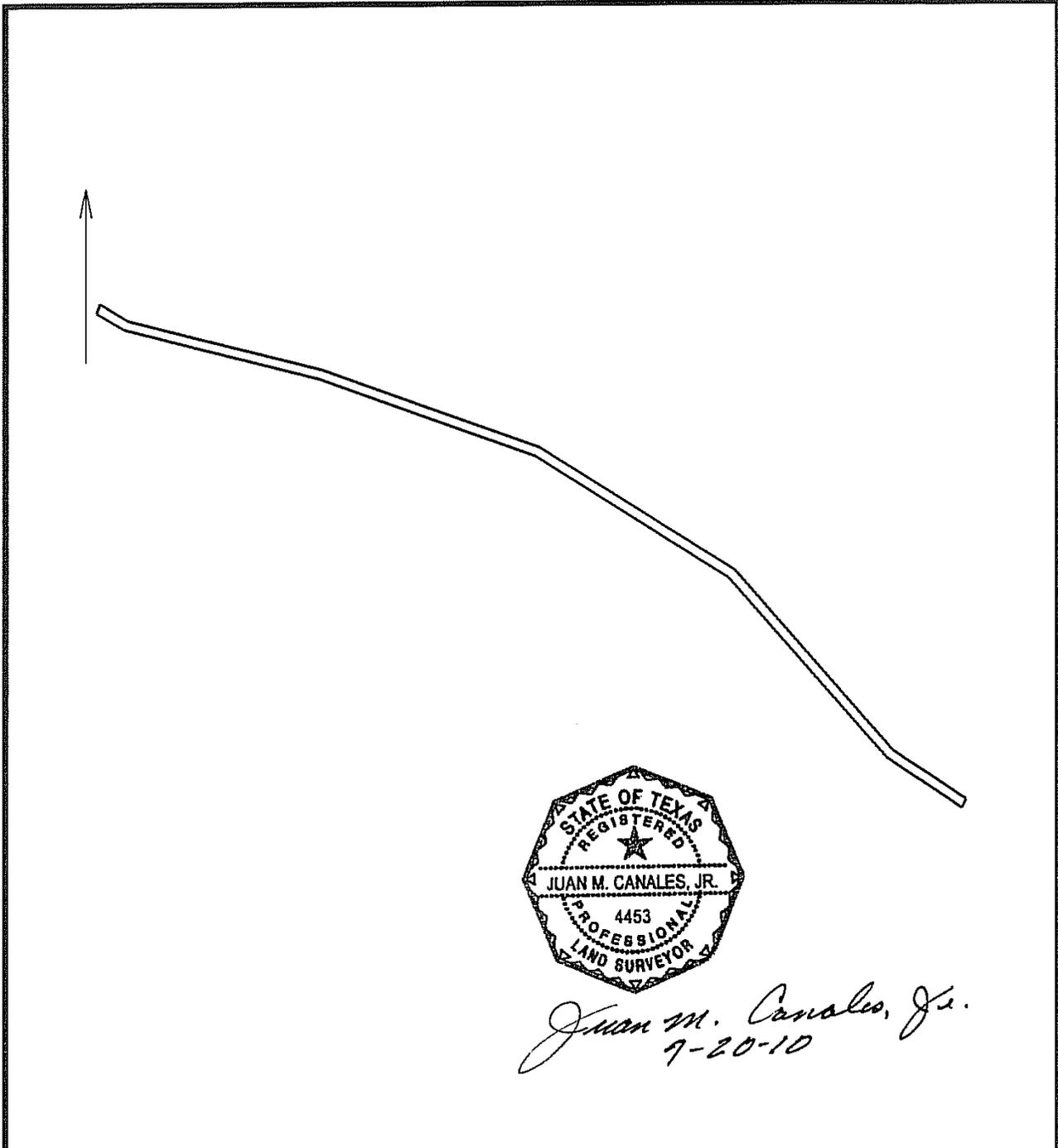


SKETCH TO  
ACCOMPANY  
FIELD NOTES

  
**Landmark**  
SURVEYING, LP

1301 S. CAPITAL OF TEXAS HWY.  
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PH: (512)328-7411 FAX: (512)328-7413

PAGE 6 OF 6



*Juan M. Canales, Jr.*  
 7-20-10

4558.110-20' TWSE\_rev1

7/19/2010

Scale: 1 inch= 302 feet

File: 4558.110-20' TWSE\_rev1.ndp

Tract 1: 0.9805 Acres (42712 Sq. Feet), Closure: s71.2757w 0.01 ft. (1/379853), Perimeter=4311 ft.

- |                     |                     |
|---------------------|---------------------|
| 01 n18.5536e 20.48  | 11 n57.5819w 477.94 |
| 02 s58.4203e 68.83  | 12 n70.1738w 480.19 |
| 03 s75.4628e 418.56 | 13 n75.4628w 420.6  |
| 04 s70.1738e 483.31 | 14 n58.4203w 67.45  |
| 05 s57.5819e 483.02 |                     |
| 06 s41.2105e 499.11 |                     |
| 07 s56.0107e 183.99 |                     |
| 08 s26.5457w 20.15  |                     |
| 09 n56.0107w 189.04 |                     |
| 10 n41.2105w 498.76 |                     |